

Planning & Zoning Meeting Minutes

28 March 2018

Members Present: Oman, Greenberg, Piazza, Pommell

Council Attendees: Carlen Kenley

Public Attendees: Mike Morasco, Mrs. Kenley, Robin Corbitt, Marshall Corbitt, Nicole King, Jon King, Sal Leone, xxx

Meeting Call to Order 7:31 pm

Acceptance of agenda with sequence adjustments. Motion by Pommell, second by Piazza, all in favor.

Old business

Conditional Use request – 127 Broad St, Apt #4 - Overnight Day Care – Robin Corbitt

Based on previous presentations (Conditional Use Application to PZ, Feb '18), and discussion and feedback per public hearing (28 Mar '18), motion by Oman to forward recommendation for approval, second by Piazza, all in favor.

Scheduled for Council meeting 2 April 18.

New Business

Conditional Use request – 216 Wyndsome Knoll - Child Day Care – Nicole King

Owner taking over day care business from retiring coworker. Six total children including own, ages two and three. Opening next school year (Children's parents all teachers).

Open Time 7am-5pm. Owner intends to fence in yard area.

Public Hearing date set for 7 pm 25 April 18.

Concept Plan presentation – Caesar Rodney Av. and Center St. – (Frank Dimondi)

Representatives presented concept for housing development. Area is zoned R2. Subdivision plan intends 14 homes with lot size of 5000 sq ft. Home size ~1800 sq ft with target pricing in low \$200K.

Ref. Concept Plan in Town Office. Single road entrance on Center Street with turnaround at end.

Sidewalks both sides of street exiting in back to Old North Road and to Caesar Rodney Av. Two rows of houses will face in with shrub/tree border along Caesar Rodney Av. Property bordering Old North Road will be 'dry' drainage area. PZ noted the open space requirement.

Plan appears to comply with general requirements as zoned. Concept better received than previous townhomes concept plan. Proceeding with PLUS and Preliminary Plan preparation.

Administrative Business

Acceptance of 24 Feb 18 Workshop Minutes - Motion by Piazza , second by Greenberg, all in favor.

Acceptance of 28 Feb 18 Regular PZ Meeting Minutes - Motion by Greenberg, second by Piazza, all in favor.

Zoning Category proposed updates to be presented next Council meeting if PZ Chair available. Then draw up Ordinance to enact.

Meeting adjourned 8:45 pm. Motion by Pommell, second by Pizza, all in favor.